



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2020-040

June 30, 2020

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**REQUEST**

Current Zoning: R-4 (single family residential)  
Proposed Zoning: R-8 (single family residential)

**LOCATION**

Approximately 0.398 acres located on the eastern side of Commonwealth Avenue, the northern side of Goodwin Avenue, and south of Woodland Drive.  
(Council District 1 - Egleston)

**PETITIONER**

Alensky Signature Homes LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

The petition is found to be consistent with the *Independence Area Plan* with respect to land use and inconsistent with respect to density, based on information from the staff analysis and the public hearing, and because

- The plan recommends residential uses up to 4 dwelling units per acre.

However we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposed residential land use is consistent with the plan recommendation for residential development and in keeping with the surrounding land uses.
- The parcel located on the other side of Goodwin Avenue is of similar size and has been subdivided into 2 lots.
- The subject parcel is a corner lot with frontage on both Commonwealth Avenue and Goodwin Avenue.

The approval of this petition will revise the adopted future land use as specified by the *Independence Boulevard Area Plan* from residential up to 4 DUA to residential up to 8 DUA.

Motion/Second: Watkins / Gussman

Yeas: Gussman, Ham, Kelly, Nwasike, Spencer,  
Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the conventional petition and noted that it is inconsistent with the adopted area plan but stated that the request is consistent with the development pattern right across the street.

There was no further discussion of this petition.

**PLANNER**

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